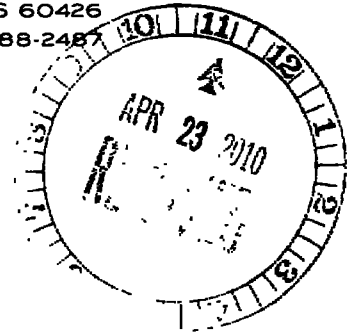


NATIONAL RAILWAY EQUIPMENT CO.



HOME OFFICE: 14400 S ROBESY STREET P O BOX 2270 DIXMOOR, ILLINOIS 60426
TELEPHONE (708) 388-6002 FAX (708) 388-2487



April 21, 2010

Chief
Section of Administration
Office of Proceedings
Surface Transportation Board
395 E Street, SW
Washington, DC 20423-0001

RECORDATION NO. 29243 FILED

APR 26 '10 -11 30 AM

SURFACE TRANSPORTATION BOARD

Attn: Equipment Recordation

To Whom It May Concern:

I have enclosed for recordation, pursuant to the provisions of 49 U.S.C. 11301, an original and one counterpart of the locomotive lease agreement, as well as a memorandum of lease agreement and a schedule, all of which is dated April 12, 2010, a primary document under the Board's recordation regulations.

The names and addresses of the parties to the enclosed document are as follows:

Lessor: National Railway Equipment Co.
14400 S. Robey St.
Dixmoor, IL 60426

Lessee: Rail Logix AmeriPort, LLC
3300 S. Sam Houston Pkwy. E.
Houston, Texas 77047

A description of the equipment covered by the Lease Agreement is as follows:

One EMD SW-1500 Four Axle HP Switcher Locomotive, bearing road # NREX 2472 and One EMD SD38-AC Six Axle 2,000 HP Special Duty Locomotive bearing road # NREX 206

A short summary of the document to appear in the index is as follows:

"Locomotive Lease Agreement"

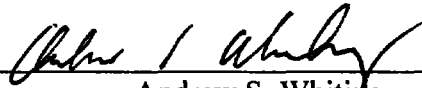
Also enclosed is a check in the amount of \$41.00 payable to the Surface Transportation Board to cover the required recordation fee for the attached agreement.

Please date-stamp and return an original copy after recordation to:

Andrew Whiting
National Railway Equipment Co.
14400 South Robey Street
P.O. Box 2270
Dixmoor, IL 60426

Sincerely,

NATIONAL RAILWAY EQUIPMENT CO.

By: 
Andrew S. Whiting

APR 26 '10 -11 30 AM

LOCOMOTIVE LEASE AGREEMENT SURFACE TRANSPORTATION BOARD

THIS LOCOMOTIVE LEASE AGREEMENT ("Lease"), entered into as of this 12th day of April 2010, between the National Railway Equipment Co., an Illinois corporation, ("LESSOR"), and Rail Logix AmeriPort, LLC, a limited liability company ("LESSEE").

LESSOR AND LESSEE HEREBY AGREE AS FOLLOWS:**1. LEASE AND LEASED PROPERTY**

Lessee hereby leases from Lessor, the locomotives, together with the parts, accessories, attachments and devices, if any, now or hereafter affixed thereto, as described in Schedule "A" attached to and made part hereof (collectively, the "locomotives").

2. TERM

The term of this Lease for each locomotive shall be the fixed term set forth in Schedule "A", commencing on the date such locomotives are delivered to Lessee ("Commencement Date"). Upon termination of the Lease, Lessee shall affect prompt delivery of the locomotives to Lessor at a site to be determined at the time of Lease termination.

3. RENTAL

A. The rental payable shall be the sum identified in Schedule "A" payable in advance monthly installments, with one month's advance rent payable upon purchase order receipt date and, in addition, one month's rent payable upon purchase order receipt date to be held as a security deposit. Lessee shall operate such locomotive in service only on its railroad. If the Commencement Date for any locomotives does not fall on the first day of the month, the first rental payment shall be prorated accordingly.

B. Payments past due for more than five (5) days shall bear interest at the rate of eight percent (8%) per annum

C. All rentals shall be paid to Lessor at:

National Railway Equipment Co.
1473 Paysphere Circle
Department 1473
Chicago, IL 60674

or at such other address as Lessor may direct in writing.

4. TAXES

Lessee shall pay all use, excise, ad valorem, stamp, documentary and similar taxes on or relating to this Lease of the locomotives, or the use, registration, rental, maintenance, possession or operation thereof, and shall file any returns required therefor, and shall hold Lessor harmless against any liability and expense (including attorney fees and costs) on account of Lessee's failure to do the same.

5. OWNERSHIP AND LESSOR'S INSPECTION

A. The locomotives shall at all times remain the sole and exclusive property of the Lessor.

B. Upon reasonable notice to Lessee, Lessor or its agents shall have free access to the locomotives at reasonable times for the purpose of inspections, but such inspections shall not unreasonably interfere with Lessee's business operations.

C. No accessions, additions, alterations or improvements to the locomotives of any nature shall be made without Lessor's consent, which consent shall not be unreasonably withheld, but if any are made, they immediately shall become part of the locomotives and shall become Lessor's property. Notwithstanding the foregoing, if Lessee installs two-way radios on the locomotives, such radios shall remain Lessee's property. Lessee shall have the right to remove such radios upon the termination of this Lease, provided that Lessee shall be responsible for any damage to the locomotives caused by the removal of such radios.

D. Lessor shall keep the locomotives, at all times, free and clear from all claims, liens and encumbrances.

E. This Lease is intended to be a true lease of the locomotives and is not and in no way shall be construed as creating a sale of the locomotives to Lessee.

6. DELIVERY RETURN

Lessee shall accept delivery of the locomotive at Mount Pleasant, Tennessee and Dixmoor, Illinois ("Delivery Location"). Except as set forth in the Lease, upon expiration or other termination of this Lease, Lessee shall return such locomotives to Lessor to the Delivery Location or to another mutually acceptable location in good order and condition, reasonable wear and tear excepted. Lessee shall bear freight return costs. Lessee shall pay or reimburse Lessor for any reasonable and ordinary expenses incurred by Lessor in returning the locomotives to good order and condition, reasonable wear and tear excepted in delivering the locomotives to Lessor or effecting return of the locomotive from Lessee as provided herein. All obligations of Lessee under this Lease shall continue with respect to any locomotives not returned by the expiration or earlier termination as permitted herein until such locomotives is returned to the Delivery Location in accordance herewith, including, without limitation, the obligation to pay

rent, which shall increase to \$300.00 dollars per day for the first 45 days the locomotives are late and to 150% of such rate thereafter. Shipment cost and risk of loss during shipment shall be Lessee's responsibility.

7. WARRANTY DISCLAIMER

During Lessor's initial start-up of the locomotives at the Delivery Location, Lessee hereby acknowledges that Lessee will have the opportunity to inspect the locomotives prior to accepting delivery of same, and that acceptance of delivery of the locomotives by Lessee constitutes acknowledgement that the locomotive has been received in good condition and repair.

LESSOR MAKES NO REPRESENTATION OR WARRANTY EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE LOCOMOTIVE and Lessor hereby disclaims all such representation and warranties. LESSOR SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENTIAL, INCIDENTAL OR INDIRECT DAMAGES.

ADDITIONALLY, IN NO EVENT SHALL LESSEE BE RESPONSIBLE TO LESSOR FOR ANY CONSEQUENTIAL, INCIDENTAL OR INDIRECT DAMAGES.

8. USE AND MAINTENANCE

Lessee agrees that during the Lease term:

A. Lessee shall be responsible and pay for all registrations, certificates, and permits, and all other similar requirements of governmental authorities, whether required to be obtained in the name of the Lessor or Lessee.

B. The locomotives shall be used and operated only by properly qualified, trained and registered personnel authorized by Lessee.

C. Lessee shall comply with all federal, state, municipal and local laws, ordinances, and rules, and regulations relating to the lease, possession, insuring, use and operation of the locomotives with respect to Lessee's intended use, but not otherwise.

D. Lessee shall be solely responsible for the payment of any and all fines, penalties or forfeitures (including without limitation the confiscation of the locomotives levied upon or arising out of the use, operation, maintenance or insuring of the locomotives in violation of any law, ordinance, rule or regulation of any governmental authority.

E. Lessee shall pay all costs, expenses and charges incurred in connection with the maintenance, lease, use and operation of the locomotives.

F. Lessee shall maintain the locomotives in good mechanical condition and running order and in compliance with OEM specifications and safety rules and regulations now or hereafter promulgated by applicable governmental authorities.

G Lessee shall keep and maintain any and all books and records and make any filings required by any governmental authority with respect to the possession, lease, use or operation of the locomotives.

9. INSURANCE / INDEMNIFICATION

A. Railroad liability insurance providing coverage in an amount not less than one million (\$1,000,000) dollars combined single limit per occurrence and two million (\$2,000,000.00) dollars combined in the aggregate shall be provided by Lessee at Lessee's sole expense throughout the term of this Lease as to each locomotive. The insurance policy or policies providing the foregoing coverage shall:

- i. be written by an insurance company or companies satisfactory to Lessor in the exercise of reasonable judgment and authorized to transact business in all of the states in which the locomotives will be used and operated.

- ii. name Lessor and Lessee as insured parties.

- iii. protect the interests of Lessor and Lessee, including Lessee's authorized operators, with respect to liability for injuries to or the death of third party persons and damage to or loss of use of property of third persons resulting from the ownership, maintenance, use or operation of the locomotives.

- iv. provide by endorsement or otherwise that the coverage shall be primary coverage as to Lessor and show Lessor as additional insured.

- v. provide that the insurance company or companies issuing such policy or policies shall notify Lessor of any cancellation thereof at least thirty-(30) days prior thereto.

B. Lessee, at Lessee's sole expense, shall provide collision and comprehensive physical damage insurance on each locomotive. The insurance policy or policies providing the foregoing coverages shall:

- i. is written in standard form by an insurance company acceptable to Lessor in the exercise of reasonable judgment.

- ii. provide coverage in an amount not less than the replacement value of the locomotives.

iii. provide for losses to be payable to Lessor and Lessee as their respective interests may appear.

C. Lessee shall furnish Lessor with a certificate(s) of insurance or other evidence of said insurance coverage.

D. Notwithstanding that Lessee shall provide certain insurance hereunder and irrespective of any responsibility for negligence, Lessee does hereby agree to defend, indemnify, protect and hold harmless Lessor and any assignees or successors of Lessor, and their respective employees and agents, from and against any and all losses, liabilities (including without limitation strict liability imposed by law), damages, injuries, claims, demands and expenses (including legal expenses) of whatsoever kind and nature resulting from or arising out of the use, condition, operation or ownership of any locomotive. This covenant of indemnity shall continue in full force and effect notwithstanding the termination of this lease or the termination of the lease of any locomotive as to incidents occurring during the term of this Lease.

E. Lessee assumes and agrees to indemnify, protect and hold free and harmless Lessor, any assignee or successor of Lessor, and their respective employees or agents, irrespective of any responsibility for negligence, from any loss, damage, theft or destruction of any locomotive. In the event of damage to a Locomotive, Lessee shall immediately place the same in good repair (ordinary wear and tear excepted). If Lessor, in the exercise of its reasonable judgment, determines that any item of Locomotive is lost, stolen, destroyed, damaged beyond repair or rendered permanently unfit for use for any reason, or in the event of condemnation or seizure of a Locomotive, Lessee shall (at Lessor's option) (i) replace such locomotive with substantially similar equipment of equal or greater value and in good repair and transfer title thereto to Lessor free and clear of any all liens, claims and encumbrances of any kind or nature whatsoever, or (ii) pay Lessor in cash the sum of (a) any installments of rent and other amounts payable by Lessee hereunder with respect to such item due but unpaid at the date of such payment plus (b) the Replacement Value of such Locomotive determined in accordance with Schedule A. Upon payment of such amount to Lessor, such item shall become the property of Lessee, Lessor will transfer to Lessee, without recourse or warranty, all of Lessor's right, title and interest therein, the rent with respect to such item shall terminate, and the basic rental payments on the remaining items shall be reduced accordingly. Lessee shall pay any sales and use taxes due on such transfer.

F. If Lessee shall fail to obtain or maintain the insurance coverage required in this lease, or shall fail to furnish Lessor with evidence thereof, Lessor at its option, may obtain such required insurance coverage on behalf of Lessee and Lessee's expense.

10. ASSIGNMENT. WITHOUT LESSOR'S PRIOR WRITTEN CONSENT, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD WITH

RESPECT TO THE ASSIGNMENT TO AN AFFILIATED ENTITY. LESSEE WILL NOT SELL, ASSIGN, SUBLET OR OTHERWISE ENCUMBER OR PERMIT A LIEN ARISING THROUGH LESSEE TO EXIST ON OR AGAINST ANY INTEREST IN THIS LEASE OR THE LOCOMOTIVE. Lessor may assign its interest in this Lease and sell or grant a security interest in all or any part of the Locomotives without notice to or the consent of Lessee. Lessee agrees not to assert against any assignee of Lessor any claim or defense Lessee may have against Lessor, it being understood that in the event of a default or breach by Lessor, Lessee shall pursue any rights on account thereof solely against Lessor, except to the extent that the default or breach is continuing. Lessor and Lessee further agree that no such assignment shall change Lessee's duties or obligations under this lease or increase Lessee's risks or burdens, all of which shall remain as set forth herein. Each party to this Lease acknowledges notice of and consents in all respects to, the terms of this Lease.

11. RENEWAL/PURCHASE OPTION

So long as no Event of Default shall have occurred and be continuing, the Lessee may upon 60 days notice, elect the option to renew the locomotives lease at the end of the initial lease term. The renewal and purchase options are listed on Schedule A. The Lessee shall elect either option through a written notice prior to end of initial term.

12. FINANCIAL DATA

Upon the written request of Lessor, Lessee shall furnish to Lessor, when reasonably available, copies of Lessee's financial statements and such other reports and statements concerning this Lease and the locomotives as Lessor reasonably may request.

13. DEFAULT

A. Lessee shall be in default under this Lease upon the happening of any of the following events or conditions ("Event of Default"):

- i. Default in the payment when due of any installment of rental hereunder or of any other obligation for the payment of money now or hereafter owed by Lessee to Lessor, which default continues for 10 days following written notice thereof from Lessor to Lessee.
- ii. Default in the timely performance of any other liability, obligation, covenant or agreement hereunder of Lessee, which default continues for more than 30 days following written notice thereof from Lessor to Lessee.

14. REMEDIES UPON DEFAULT

A. Upon the occurrence of any Event of Default or at any time hereafter that such Event of Default remains uncured, Lessor, in its sole discretion, may take anyone or more of the following actions with respect to the locomotive:

- i. Declare all unpaid Lease payments to be immediately due and payable.
- ii. Terminate the Lease of any or all locomotives by written notice to Lessee.
- iii. Whether or not the Lease is terminated, take possession of the locomotives noted in "Schedule A" wherever found, and for this purpose Lessor may at Lessor's option enter upon the premises where such locomotives are located and take immediate possession of and remove the same, all without liability to Lessee for damage to property or otherwise.
- iv. Termination of this Lease does not terminate, limit, or restrict the rights and remedies of Lessor. In addition to Lessor's right under common law to redress for any breach or violation, Lessee shall indemnify and defend Lessor against all losses, damages, cost and expenses (including, without limitation, interest, penalties, court costs, and attorney's fees and expenses) asserted against, imposed upon, or incurred by Lessor, directly or indirectly, arising out of or resulting from any breach or violation.
- v. Require that Lessee shall, upon demand by Lessor and at Lessee's expense, promptly make available to Lessor at Lessee's expense, any or all locomotives at a place designated by Lessor which is reasonably convenient to both parties.
- vi. Use, hold, sell, lease or otherwise dispose of any or all such locomotives as Lessor in its sole discretion may decide, without affecting the obligations of Lessee as provided in this Lease.
- vii. Proceed by appropriate action either at law or in equity to enforce performance by Lessee of the applicable covenants of this Lease or to recover damages for the breach thereof or to rescind the lease hereunder of any or all locomotives.
- viii. Exercise any and all rights and remedies available to Lessor under any applicable law. In addition, Lessee shall be charged with and shall pay to Lessor all damages resulting from the ordinary course of events from the Lessee's default as determined in any

reasonable manner, less expenses saved in consequence of each Event of Default by Lessee.

- ix. In addition to other remedies available, Lessor may also recover from Lessee the amount which will fully compensate the lessor for any loss or damage to the Lessor's residual interest in the goods caused by the default of the lessee

B. None of the rights and remedies under or referred to is intended to be exclusive, but each such right or remedy shall as to each locomotives be cumulative and may be availed of separately or concurrently with or in addition to any other right or remedy provided or referred to herein or otherwise available to Lessor at law or in equity. Any repossession or subsequent sale or lease by Lessor of any locomotive shall not bar an action against Lessee for a deficiency.

C. Without limitation of any rights of Lessor otherwise existing or otherwise available to Lessor, it is expressly covenanted and agreed by the parties hereto that in the event of any assignment by operation of law of this Lease or of any lease hereunder, or of a bankruptcy of Lessee within the meaning of the Federal Bankruptcy Act, then Lessor may, at Lessor's election, terminate this Lease or any one or more leases hereunder.

15. RECORDATION OF LESSOR'S INTEREST

Lessee agrees to execute all recording documents requested by Lessor to show Lessor's interest in the locomotives. Lessee further authorizes Lessor to execute and file financial statements or other documents evidencing Lessor's interest in the locomotives without Lessee's signature.

16. MISCELLANEOUS

A. This Lease and all rights and obligations hereunder shall be governed by and construed in accordance with the laws of the State of Illinois. Illinois shall be choice of forum for all litigation.

B. Neither this Lease nor any schedule shall be amended, and no provision hereof or of any Schedule shall be waived or varied unless by writing signed by the parties.

C. No delay or omission by Lessor or Lessee in exercising any right hereunder shall operate as a waiver of such right or any other right. A waiver by Lessor of any Event of Default by Lessee shall not be construed as a waiver of any future occasion.

D. In case any provision (or portions thereof) in this Lease shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the

remaining provisions (or portions thereof) hereby shall not in any way be affected or impaired thereby.

- E. This Lease shall be binding upon and inure to the benefit of Lessor and Lessee and their respective successors.
- F. All notices permitted or required to be given pursuant to this Lease shall be sent by fax with confirmation of delivery, sent by nationally recognized air courier service or mailed by Certified or Registered Mail, Return Receipt Requested to the parties at the following addresses or at such other addresses as each party may notify each other.

If to Lessor: National Railway Equipment Co.
 14400 South Robey Street
 Dixmoor, Illinois 60426

If to Lessee: Rail Logix AmeriPort, LLC
 3330 S. Sam Houston Pkwy. E.
 Houston, Texas 77047

With a copy to: Randy Bennett
 143 Twin Oaks Drive
 Leesville, Louisiana, 71446

 Bruce Merwin
 Haynes and Boone, LLP
 1221 McKinney, Suite 2100
 Houston, Texas 77010

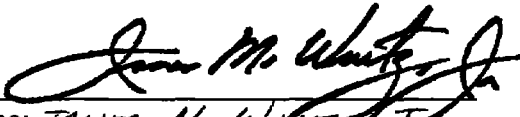
WITNESS WHEREOF, the parties have executed this Lease the day and year first mentioned above.

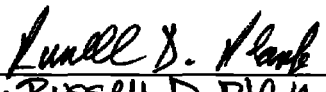
LESSOR:

LESEE


NATIONAL RAILWAY EQUIPMENT CO.

**RAIL LOGIX AMERIPORT,
LLC**

By: 
Name: JAMES M. WURSTER JR.
Title: VP MARKETING & SALES

By: 
Name: RUSSELL D. PLANK
Title: Vice President

ATTEST:

By: 
Title: General Counsel

(Corporate Seal)

SCHEDULE "A"

Attached to and incorporated into the Lease dated the 12th day of April 2010, by and between the National Railway Equipment Co. ("LESSOR") and Rail Logix, ("LESSEE").

Type and General Description of Locomotive Unit(s), Marks and Numbers:

<u>Unit No:</u>	<u>Type:</u>	<u>General Description:</u>
NREX 2472	SW-1500	EMD Four Axle 1500 HP Switcher Locomotive
NREX 206	SD38-AC	EMD Six Axle 2,000 HP Special Duty Locomotive

LEASE TERM

2 Years
2 Years

RENEWAL RATE AND TERM: At the end of the two year initial lease term, Lessee may elect to renew the lease for not less than one (1) year at a daily lease rate of \$295.00 per day for locomotive NREX 2472 and \$285.00 per day for locomotive NREX 206.

PURCHASE OPTION: Lessee may purchase the subject locomotives in advance of the two (2) year initial lease term or during the one (1) year renewal period without an implied interest rate penalty, as outlined below.

The purchase option buyout at the end of a six (6) month initial lease term period would be \$406,000.00 for locomotive NREX 2472 and \$355,500.00 for locomotive NREX 206.

The purchase option buyout at the end of the one (1) year initial lease term period would be \$371,500.00 for locomotive NREX 2472 and \$320,500.00 for locomotive NREX 206.

The purchase option buyout at the end of the two (2) year initial lease term period would be \$300,000.00 for locomotive NREX 2472 and \$250,000.00 for locomotive NREX 206.

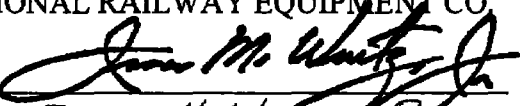
The purchase option buyout at the end of the one (1) year renewal period would be \$220,000.00 for locomotive NREX 2472 and \$168,500.00 for locomotive NREX 206.

In the event these payments are made to the Lessor, pursuant to the successful execution of the terms and conditions of this agreement, the ownership of the locomotives shall be transferred to the Lessee. Otherwise, the locomotives shall be returned at Lessee's expense to the Lessor's remanufacturing facility in Mt. Vernon, Illinois in accordance

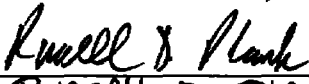
with Article 6. above **Delivery/Return** unless the renewal term is opted for. Lessor will provide a 90 day written notice to the Lessee in advance of the required renewal date.

COMMENCEMENT DATE: _____, 2010

LESSOR: NATIONAL RAILWAY EQUIPMENT CO.

By: 
Name: JAMES M. WUERFEL, JR.
Title: VP MARKETING + SALES

LESSEE: RAIL LOGIX AMERIPORT, LLC

By: 
Name: RUSSELL D. PLANK
Title: Vice President

MEMORANDUM OF LOCOMOTIVE LEASE AGREEMENT

THIS MEMORANDUM OF LOCOMOTIVE LEASE AGREEMENT has an effective date of April 12, 2010, and is by and between National Railway Equipment Co. ("Lessor"), and Rail Logix Ameriport, LLC ("LESSEE"), with reference to the following:

1. Lessor has agreed to lease to Lessee, and Lessee has agreed to lease from Lessor the Locomotive models described herein. This MEMORANDUM OF LEASE AGREEMENT evidences a lease.

Each locomotive is fully-described in a certain Lease Agreement with an effective date of April 12, 2010, (the "Lease"), between Lessor and Lessee. A schedule of the equipment is attached hereto.

2. All terms of the LOCOMOTIVE LEASE AGREEMENT are hereby referred to and incorporated in this memorandum by reference.

The MEMORANDUM OF LOCOMOTIVE LEASE AGREEMENT may be executed counterpart constituting an original but all together only one MEMORANDUM OF LEASE AGREEMENT.

IN WITNESS WHEREOF, the parties hereto have executed or caused this MEMORANDUM OF LEASE AGREEMENT to be executed as of the date first above written.

LESSEE:

RAIL LOGIX AMERIPORT, LLC

By: Russell D. Plank
Name: Russell D. Plank
Title: Vice President

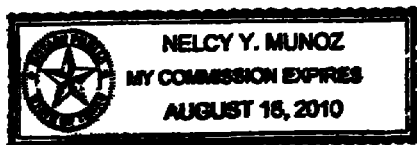
LESSOR:

NATIONAL RAILWAY EQUIPMENT CO.

By: James M. [Signature]
Name: JAMES M. [Signature]
Title: VP MARKETING & SALES

STATE OF Texas)
COUNTY OF Chambers) SS.

On this 11th day of April, 2010, before me appeared Russell D Plank, the person who signed this instrument who acknowledged that (s) he is the Vice-President of Rail Logix AmeriPort, LLC, a Texas limited liability company and that, being duly authorized, (s) he signed such instrument as a free act on behalf of said corporation.



Nelcy Y. Munoz
Notary Public

[Seal]

My Commission Expires:

Aug. 18, 2010

STATE OF Illinois)
COUNTY OF Cook) SS.

On this 13th day of April, 2010, before me appeared James M. Wurtz, the person who signed this instrument who acknowledged that (s) he is an officer of National Railway Equipment and that, being duly authorized, (s) he signed such instrument as a free act on behalf of said corporation.



Susan Smentek

Notary Public

[Seal]

My Commission Expires:


9-4-2011

SCHEDULE OF EQUIPMENT

Lessor: National Railway Equipment Co.

Lessee: Rail Logix AmeriPort, LLC

Approved by:



(Lessee to initial each page)

Equipment Schedule No.: See Schedule "A"

NREX 2472	SW-1500	EMD Four Axle 1500 Horsepower Switcher Locomotive
NREX 206	SD38-AC	EMD Six Axle 2000 Horsepower Special Duty Locomotive